

TRANSFER
TAX
PAID

WARRANTY DEED

37-126-b

Edward B. Goldberg of Waterville, Maine, for consideration paid,
(2) grant to Jay I. Guber and Bernadette A. Guber of Unity, Maine, as
joint tenants, with WARRANTY COVENANTS, the land in ~~Waterville~~
County of Kennebec and State of Maine, bounded and described as
follows, to wit:

The Unit known and designated as Unit #35 in RIDGEWOOD COMMONS
CONDOMINIUM, located in Waterville, County of Kennebec and State of
Maine, as shown on the Condominium Plats by A. E. Hodsdon,
Consulting Engineers, entitled "Ridgewood Commons Condominiums"
filed in the Kennebec County Registry of Deeds in Plan File #E-
86179 and entitled "Ridgewood Commons Condominiums Phase II" in the
Kennebec County Registry of Deeds in Plan File #E-87193. Specific
reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration
under the Maine Condominium Act of the Revised Statutes of the
State of Maine, which Declaration is dated March 4, 1986 and
recorded in said Registry of Deeds in Book 2919, Page 320 together
with the following Amendments, which are incorporated by reference
herein:

- Amendment to Declaration dated June 30, 1986 and
recorded in the Kennebec Registry in Book 2996, Page
275;
- Amendment to Declaration dated September 4, 1986 and
recorded in the Kennebec Registry in Book 3018, Page
195; and
- Amendment to Declaration dated October 14, 1987 and
recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the
Unit (and the other Units in the Condominium) are Exhibit D to the
Declaration and are recorded in said Registry in Plan Files E-
86180, E-86181, E-86182, E-87194, E-87195 and E-87196.

ANY AND ALL rights, easements, privileges and appurtenances
belonging to the Unit are hereby conveyed. This conveyance is
subject to the terms, conditions, agreements, covenants,
restrictions, obligations and easements contained or referred to in
the above-referenced Declaration.

Being the same premises conveyed by deed of FSD Associates, Inc. to
Edward B. Goldberg and G. Gloria Goldberg dated December 1987 and
recorded in the Kennebec County Registry of Deeds in Book 3293,
Page 091. G. Gloria Goldberg died on April 19, 2002 leaving Edward
B. Goldberg as surviving joint tenant.

WITNESS my hand and seal on April 11, 2008.

Sham Oak Edward B Goldberg
WITNESS Edward B. Goldberg

THE STATE OF Massachusetts April 11, 2008
Bristol, ss.

Then personally appeared the above named **Edward B. Goldberg** and
acknowledged the foregoing instrument to be his free act and deed.

Before me, Jaquelin Shea

Notary Public

Jaquelin Shea
October 10, 2008



Received Kennebec SS.
05/02/2008 8:55AM
Pages 2 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS